

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 10 Calder View

Brighouse, HD6 3DQ

£300,000





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Rastrick, Brighouse, HD6 3DQ

**£300,000**



Located in the tranquil cul-de-sac of Calder View, Rastrick, this spacious three-bedroom detached home offers a perfect blend of comfort and practicality, making it an ideal choice for families. The property boasts two inviting reception rooms, including a generous living room that provides ample space for relaxation and entertaining. The open kitchen diner is a delightful feature, allowing for family gatherings and culinary creativity.

The home includes a well-appointed bathroom, along with a convenient downstairs w/c, enhancing the practicality of daily living. A garage and utility room further add to the functionality of this charming residence, ensuring that all your storage needs are met.

Step outside to discover a private rear garden, complete with a decked terrace and a lush lawn, perfect for outdoor activities and summer barbecues. The garden offers a peaceful retreat, ideal for enjoying the fresh air and sunshine.

Situated close to local schools and the bustling Brighouse town centre, this property is perfectly positioned for families seeking convenience and community. With no onward chain, this home is ready for you to move in and make it your own. Don't miss the opportunity to view this delightful property that combines space, style, and a fantastic location.

## Entrance Hallway

Leading in from the front of the home and providing access to the downstairs w/c, living room and upstairs to the first floor accommodation.

## W/C

With a hand basin and w/c. A frosted window to the front front aspect.

## Living Room

Overlooking the front of the home, the living room has a feature fireplace as a focal point and double doors leading into the kitchen diner allowing natural light to flood the space. Wall mounted lighting and decorative coving add further points of interest.

## Kitchen Diner

An open kitchen diner with solid wood base and wall units, a U-shaped layout providing plenty of work surface and storage space and an integrated oven and gas hob as well as a sink and drainer overlooking the garden and views beyond. The dining area has patio doors leading out onto the rear garden.

## Utility Room

Adding further practicality with wooden units and plumbing for a washing machine, The utility also provides external access to the rear garden.

## Garage

With an up and over door leading onto the driveway, the garage is ideal parking and storage space.

## Bedroom One

A double bedroom overlooking the front of the home with built in wardrobes.

## Bedroom Two

A double bedroom overlooking the rear of the home with built in wardrobes.

## Bedroom Three

A single bedroom to the front of the home.

## Bathroom

A four-piece bathroom suite with a shower, bath tub, hand basin and w/c.

## External

To the front of the home is a driveway and lawn. A path leads down the side of the home to the rear garden which has a decked terrace area, a lawn, with fencing and hedges to the borders.

## Directions

For Satnav please use the postcode HD6 3DQ

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



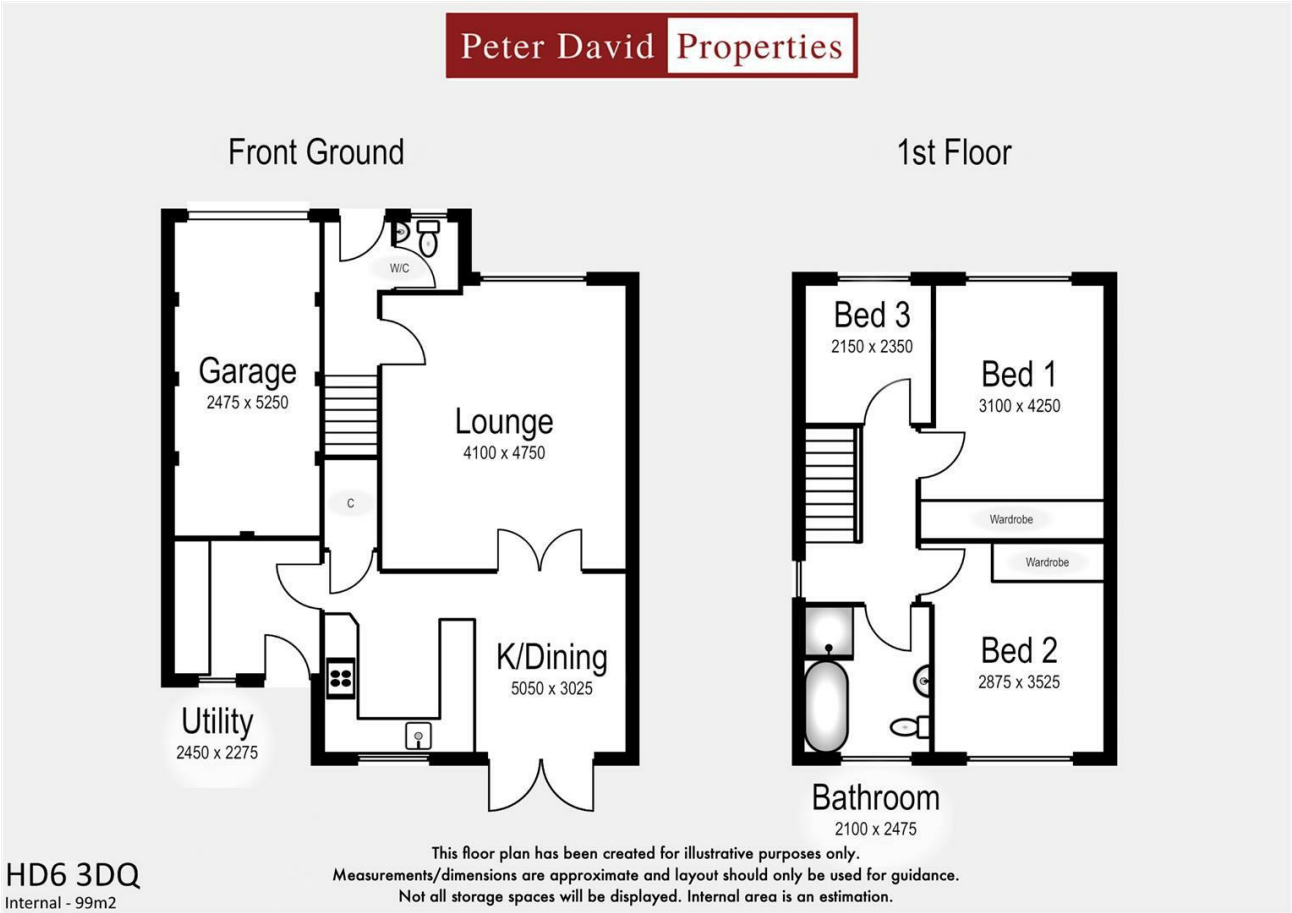
Hybrid Map



Terrain Map



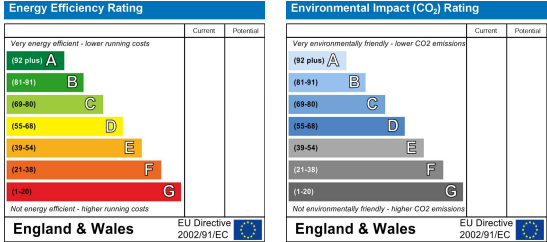
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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